



Blue Lion Development Opportunity

Rearsby Road | Thrussington | LE7 4UD

Offers over £550,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Blue Lion Development

Rearsby Road |
Thrussington | LE7 4UD
Offers over £550,000

** Open Day - Saturday 31st October 10am - 12pm **
** NO APPOINTMENT NECESSARY **
** DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION **
'There is an option to explore the purchase of the main former pub building as a standalone project - contact us for further details'
A unique opportunity at the heart of this much sought after Wreake Valley village, to convert the former Blue Lion Public House into a prestigious detached residence occupying a prominent position. There is also Full Planning Permission for the erection of a detached bungalow to the rear of the plot. Full details can be found on the Charnwood Borough Council planning portal under application number P/25/0640/2 along with details of conditions.

- Outstanding Development Opportunity
- Conversion of Former Blue Lion Pub
- Central Village Position
- House GIA 2,061 sq ft
- Associated Parking Provisions
- Full Planning Permission
- Erection of a Detached Bungalow
- Application No P/25/0640/2
- Bungalow GIA 1,155 sq ft
- No Upward Chain

Plot 1

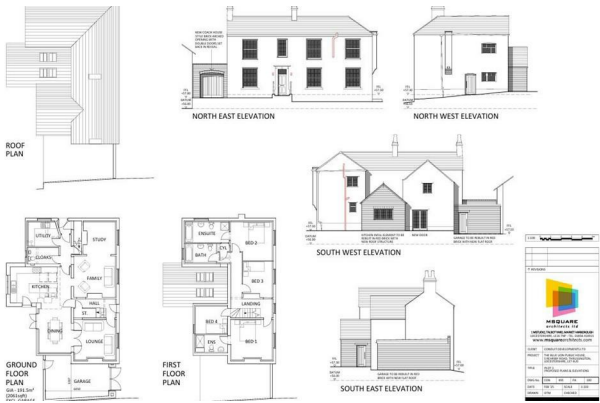
Plot 2

Note for intending Purchasers

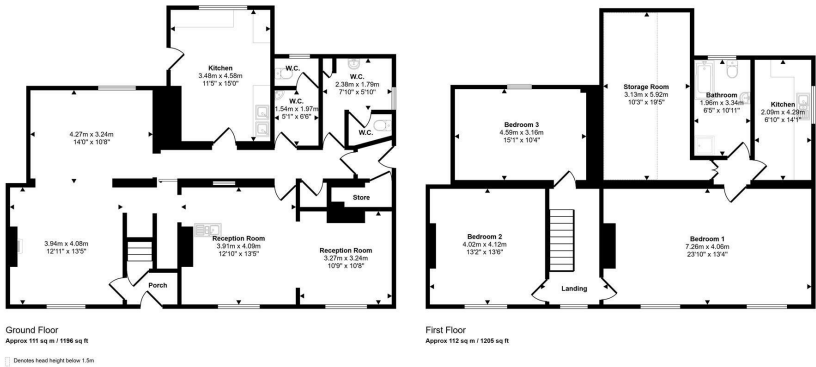
History of the Blue Lion

The Area

Extra Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other details are approximate and are not intended to be used for any other purpose. Some of these such as bedroom walls are representations only and may not look like the final item. Made with Adobe SketchUp 2021.

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